174.0	0004	0011.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	650,300	/	650,300
USE VALUE:	650,300	/	650,300
ASSESSED:	650,300	/	650,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		DUNDEE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIMBURSKY RICHARD ETAL/ TRS
Owner 2:	LIMBURSKY HAGELSTON TRUST
Owner 3:	
Street 1:	43 DUNDEE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LIMBURSKY RICHARD--ETAL -
Owner 2:	HAGELSTON KATHLEEN -
Street 1:	43 DUNDEE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .154 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6694.000	215,700		434,600	650,300
Total Card	0.154	215,700		434,600	650,300
Total Parcel	0.154	215,700		434,600	650,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 483.85 | /Parcel: 483.85

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 116065

GIS Ref

GIS Ref

Insp Date 10/06/18

!13528!

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0004-0011.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	215,700	0	6,694.	434,600	650,300		Year end	12/23/2021
2021	101	FV	208,500	0	6,694.	434,600	643,100		Year End Roll	12/10/2020
2020	101	FV	208,600	0	6,694.	434,600	643,200	643,200	Year End Roll	12/18/2019
2019	101	FV	183,600	0	6,694.	428,400	612,000	612,000	Year End Roll	1/3/2019
2018	101	FV	183,600	0	6,694.	329,000	512,600	512,600	Year End Roll	12/20/2017
2017	101	FV	183,600	0	6,694.	310,400	494,000	494,000	Year End Roll	1/3/2017
2016	101	FV	183,600	0	6,694.	285,600	469,200	469,200	Year End	1/4/2016
2015	101	FV	172,500	0	6,694.	267,000	439,500	439,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:14:16

LAST REV

Date	Time
01/06/21	08:42:23
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13528

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIMBURSKY RICHA	1566-113	1	12/9/2020	Convenience	99	No	No		
	1069-176		5/1/1990		196,000	No	No		Y

USER DEFINED

Prior Id # 1:	116065
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/5/2019	1977	New Wind	8,759	C				
4/16/1996	120		1,700					REMODEL KITCHEN
10/23/1995	608		8,500					WDK FOR SUNROOM

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
10/14/2008	Meas/Inspect	197	PATRIOT
12/21/1999	Mailer Sent		
12/20/1999	Measured	163	PATRIOT
2/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6694		Sq. Ft.	Site		0	70.	0.93	6									434,575						434,600	

Total AC/HA:	0.15367	Total SF/SM:	6694	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	434,575	Spl Credit		Total:	434,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98500049
Adj $ / SQ:	146.273
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	312645
Depreciation:	96920
Depreciated Total:	215725

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

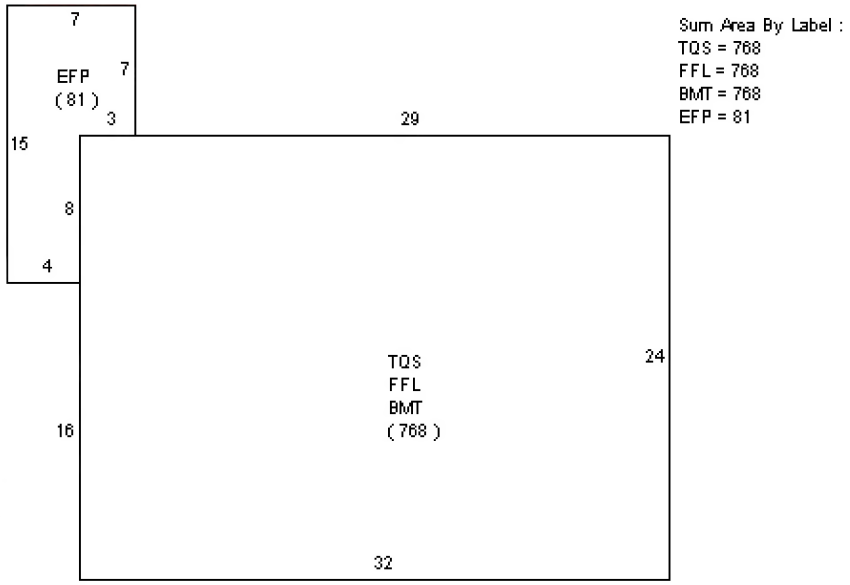
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	146.27
Special Features:	0	Val/Su Net:	98.36
Final Total:	215700	Val/Su SzAd	160.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	43.880	33,701
FFL	First Floor	768	146.270	112,337
TQS	3/4 Story	576	146.270	84,253
EFP	Enclos Porch	81	59.920	4,854

Net Sketched Area:	2,193			Total:	235,145
Size Ad	1344	Gross Area	2385	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0004-0011.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc